THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33679-05-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me this 14th day of June, 2017. Notary Public My Commission Expires: 9/22/2020

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

WARRANTY DEED

Address New Owner: Ben Jamin 355 Melpar Drive Nashville, TN 37211	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 148 13 0 062 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Louis Harrington and Larry Dwayne Harrington and Cynthia Ann Harrington and Linda Marie MacQuiddy**, (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ben Jamin, a married man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 355 Melpar Drive, Nashville, TN 37211.

This property is not now nor has it ever been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 06/21/17 12:31 3 pgs
Fees:18.00 Taxes:647.50
20170621-0062515

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of June, 2017.

John Louis Harrington

Larry Dwayne Harrington

Cynthia Ann Harrington, by John Louis Harrington, her Attorney-in-fact

Linda Marie MacQuiddy, by John Louis Harrington, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Louis Harrington and Larry Dwayne Harrington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Louis Harrington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Cynthia Ann Harrington and Linda Marie MacQuiddy, and he is authorized by Cynthia Ann Harrington and Linda Marie MacQuiddy to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of June, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 313 fronts 70 feet on the south side of Melpar Drive and runs back 151.6 feet on the west line and 184.7 feet on the east line to a dead line in the rear on which it measures 70.5 feet.

Being the same property conveyed to Walter L. Harrington and wife, Gertrude M. Harrington by deed dated July 31, 1957 from Melpar Homes, Inc. of record in Book 2692, page 331, Register's Office for Davidson County, Tennessee. Gertrude M. Harrington died on February 17, 1998 leaving Walter L. Harrington as surviving tenant by the entirety. Walter L. Harrington being one and the same as Walter Louis Harrington died on March 17, 2011 leaving a Last Will and Testament filed for probate in Docket No. 11P-1222, Davidson County Probate Court. Pursuant to the terms of said Will, subject property was devised to John Louis Harrington, Larry Dwayne Harrington, Cynthia Ann Harrington and Linda Marie MacQuiddy. Being further conveyed by Executor's Deed from John Louis Harrington, Executor of the Estate of Walter Louis Harrington of record in Instrument No. 20120111-0003062, Register's Office for Davidson County, Tennessee and further conveyed by Quitclaim Deed dated December 28, 2011 of record in Instrument No. 20120111-0003063, Register's Office for said County to create a joint tenancy with right of survivorship.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 148 13 0 062 00.
2. Restrictive covenants contained in an instrument of record in Book 2598, page 491, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19

Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019